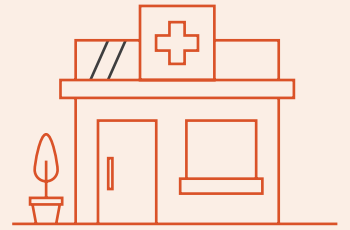


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**Case Study:
Commercial Developer
in Medical Sector**

Helping a Developer Build a Medical Centre in a Growing Community in South Australia



Background:

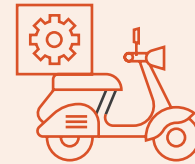
Our client, a developer, had begun the process of lodging an application with the local Council for the development of land as a medical centre in one of SA's growing communities.

Engineers had been engaged to conduct traffic studies, and the Council had advised them of an easement that needed to be created. The client had made a significant financial investment in preparing the application for development.



Problem:

The Land Management Agreement in place was specific to the current owner and required them to incur specific infrastructure costs with regard to the development of the land. However, our client who was purchasing the land did not want to inherit these costs and therefore required the Land Management Agreement to be amended.



Services Delivered:

As the conveyancer for this development, our contract involved scanning all necessary documents to pick up potential issues with the transaction that could have financial ramifications for our client.

We identified the potential obstruction of the Land Management Agreement, and informed the client of the issue as they were not aware of this roadblock.

Additionally, as part of our contract, we negotiated on behalf of our client with the vendor and the Council to ensure that their case was represented properly so that a decision could be received in their favour.



Outcome:

The case is still a work in progress, but we expect settlement by mid-2023. Through our efforts, we anticipate that we will be able to successfully amend the Land Management Agreement to remove the costs that our client would have been required to inherit.

This will allow the development to move forward without any additional financial burden on our client, while also ensuring compliance with all local regulations.



Bottomline:

Don't let hidden land management issues ruin your development dreams. Trust Adcocks Conveyancing to spot potential roadblocks early and negotiate a favourable outcome for you. With decades of experience and a track record of success, we're the experts you can count on. Contact us today to secure your future!